092.0	0002	0015.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	740,000 /	740,000
					USE VALUE:	740,000 /	740,000
					ASSESSED:	740,000 /	740,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
154		PHEASANT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARLSON CHRISTOPHER & AMY	
Owner 2:		
Owner 3:		
Street 1:	154 PHEASANT AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	WILSON ALEXANDER B -
Owner 2:	-
Street 1:	154 PHEASANT AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains .154 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1964, having primarily Wood Shingle Exterior and 1778 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6688.000	305,600		434,400	740,000
Total Card	0.154	305,600		434,400	740,000
Total Parcel	0.154	305,600		434,400	740,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.20 | /Parcel: 416.20

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	59439
GIS Ref	
GIS Ref	
Insp Date	09/05/17

!7503!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 092.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	305,600	0	6,688.	434,400	740,000		Year end	12/23/2021
2021	101	FV	297,100	0	6,688.	434,400	731,500		Year End Roll	12/10/2020
2020	101	FV	297,000	0	6,688.	434,400	731,400	731,400	Year End Roll	12/18/2019
2019	101	FV	230,000	0	6,688.	440,700	670,700	670,700	Year End Roll	1/3/2019
2018	101	FV	230,000	0	6,688.	328,900	558,900	558,900	Year End Roll	12/20/2017
2017	101	FV	222,700	0	6,688.	297,900	520,600	520,600	Year End Roll	1/3/2017
2016	101	FV	222,700	0	6,688.	285,500	508,200	508,200	Year End	1/4/2016
2015	101	FV	218,300	0	6,688.	242,000	460,300	460,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:40:56

LAST REV

Date	Time
05/24/18	08:48:57
danam	

PAT ACCT. 7503

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILSON ALEXANDE	60368-22		10/31/2012		449,000	No	No		
WILSON ALEXANDE	10697-68		7/26/1999	Family		No	No	4	
	10697-68		11/23/1964			No	No		N

USER DEFINED

Prior Id # 1:	59439
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/20/2018	462	Porch	14,350	C				
11/1/2016	1329	Redo Bas	21,000	O				
8/23/2016	2073	Porch	5,400	C				
10/2/2013	1465	Redo Kit	23,630	C				
9/6/1994	460	Manual	1,425					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
9/5/2017	Measured	DGM	D Mann
9/5/2017	Permit Visit	DGM	D Mann
9/5/2017	Left Notice	DGM	D Mann
5/13/2014	External Ins	PC	PHIL C
1/29/2014	Info Fm Prmt	EMK	Ellen K
12/5/2008	Meas/Inspect	163	PATRIOT
11/6/2000	Hearing N/C	201	PATRIOT
4/20/2000	Inspected	276	PATRIOT
1/26/2000	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6688		Sq. Ft.	Site		0	70.	0.93	5									434,448						434,400	

Total AC/HA:	0.15354	Total SF/SM:	6688	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	434,448	Spl Credit		Total:	434,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	2 - Softwood		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	190.890
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415237
Depreciation:	109623
Depreciated Total:	305614

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

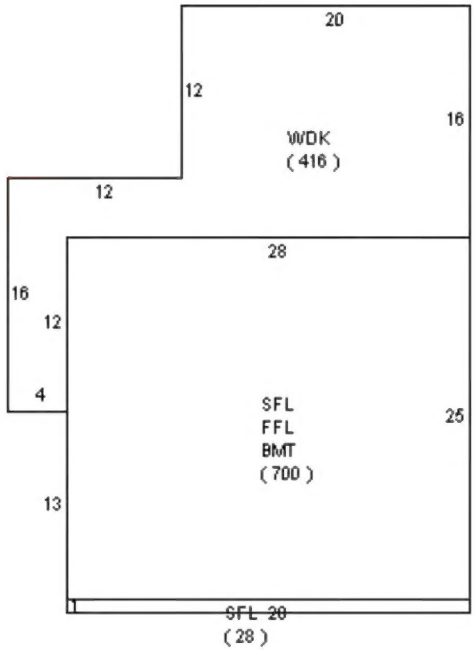
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	190.89
Special Features:	0	Val/Su Net:	120.13
Final Total:	305600	Val/Su SzAd	214.01

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	728	190.890	138,968
BMT	Basement	700	75.880	53,115
FFL	First Floor	700	190.890	133,623
WDK	Deck	416	8.490	3,531

Net Sketched Area:	2,544			Total:	329,237
Size Ad	1428	Gross Area	2544	FinArea	1778

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

092.0-0002-0015.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	